



PLANNING & ZONING COMMISSION

AGENDA REQUEST

AGENDA OF:	07/08/08	AGENDA REQUEST NO:	IV A
INITIATED BY:	HAROLD ELLIS, PLANNER II <i>HE</i>	RESPONSIBLE DEPARTMENT:	PLANNING
PRESENTED BY:	HAROLD ELLIS, PLANNER II	ASSISTANT PLANNING DIRECTOR:	DOUGLAS P. SCHOMBURG, AICP <i>D.P.S.</i>
		ADDITIONAL DEPARTMENT HEAD (S):	N/A
SUBJECT / PROCEEDING:	CONDITIONAL USE PERMIT (CUP) TO LOCATE A PRIVATE SCHOOL WITHIN SUGAR CREEK BAPTIST CHURCH ALONG US-59 FRONTAGE, NEAR HWY 90A, IN THE GENERAL BUSINESS (B-2) DISTRICT / CONSIDERATION AND ACTION		
EXHIBITS:	STAFF REPORT, ANALYSIS, VICINITY MAP, AERIAL IMAGE OF SITE, SITE PLAN, APPLICATION, CORRESPONDENCE		
CLEARANCES		APPROVAL	
LEGAL:	N/A	DIRECTOR OF PLANNING:	SABINE SOMERS-KUENZEL, AICP <i>AK</i>
RECOMMENDED ACTION			
Recommendation of approval to the Mayor and City Council with the following conditions summarized below: <ul style="list-style-type: none">• No outdoor athletic activities• Maximum enrollment of 300 students• Compliance with final circulation plan (still in review at the time this report is being prepared)• Completion of current parking lot construction prior to Logos opening			
EXECUTIVE SUMMARY			
<p>Logos Preparatory Academy has requested a Conditional Use Permit (CUP) to develop a private school within the Sugar Creek Baptist church campus near the southeast corner of US-59 and Hwy 90A, in the General Business (B-2) district. Logos is currently operating within First Colony Bible Chapel on Austin Parkway under a CUP granted in 2006. If this CUP is approved, they will be relocating the school to the subject property. The total anticipated enrollment is 300 students, ranging from elementary to high school.</p> <p>A public hearing was held on this item at the June 10, 2008 Planning and Zoning Commission meeting. The Commission requested more information on traffic circulation and impact, due to there being another school and a day care currently operating at the site. Additionally, the Commission requested detailed information pertaining to other on-site uses, such as specific numbers of students and pick-up and drop-off times, which has been provided in this report.</p>			

A meeting for consideration and action was held on June 26, 2008. Concern was raised with the circulation plan proposed for the site at that time. More specifically, the PM circulation plan showed two lines of stacking in the drive aisle between the church and Bill Heard Chevrolet. Additionally, there was concern that parents may be parking along the same drive aisle and backing into the traffic flow as they leave. To mitigate these concerns, Logos, worked with their traffic engineer and the City's Engineering Department and revised the circulation plan which is included. Logos has also been in contact with staff of the "Mothers Day Out" program held at the Sugar Creek Baptist Church campus, as well as the church representatives to address concerns from the Commission.

Because Logos School is scheduled to open for classes on August 25, 2008, the applicants request that the Commission take action, either approval or denial, at the July 8, 2008 meeting. If the item were to be tabled again, it would prevent Logos from moving forward to City Council. Should the Commission have a negative recommendation, the applicant would like the opportunity to appeal to the Council.

If approved, this Conditional Use Permit and its conditions of approval will run with the land and apply to the church property in its entirety.

File No. 9941

CC: Rick Goolsby

rickgoolsby@bfsflooring.com

EXHIBITS

Analysis:

Traffic Impact:

Below is a chart illustrating the campus morning and afternoon activity. The morning drop-off is well staggered and does not overlap between the different uses. The afternoon pick-up hours do overlap, particularly between the hours of 2:00 and 3:00pm. However, due to the size of the Sugar Creek campus, stacking is not anticipated to be a problem. A master circulation plan for the entire Sugar Creek campus, including Ft. Bend Baptist, SCBC Mother's Day Out program, and Logos has been created and added to this report.

	Drop-off Hours	Pick-up Hours	# of Daily Students
Ft. Bend Baptist	7:30-8:00am	2:00-3:00pm	250
Logos Prep.	8:00-8:30am	2:00-4:00pm	140
Mother's Day Out	8:30-9:00am	2:00-2:30pm	125

Land Use: From a zoning perspective the proposed use, a private school (preparatory academy) appears to be compatible with the area. The use is also in conformance with the Comprehensive Plan. With the existing church, and the residential neighborhood located behind the subject property, a school would not be out of character for the area. Additionally, at this time, there has not been any issue identified that would be detrimental or negatively impact the area. As discussed in the June 10, 2008 meeting, at staff's request, the applicant did contact the Sugar Creek Homeowner Association and did not receive any negative feedback from the neighborhood.

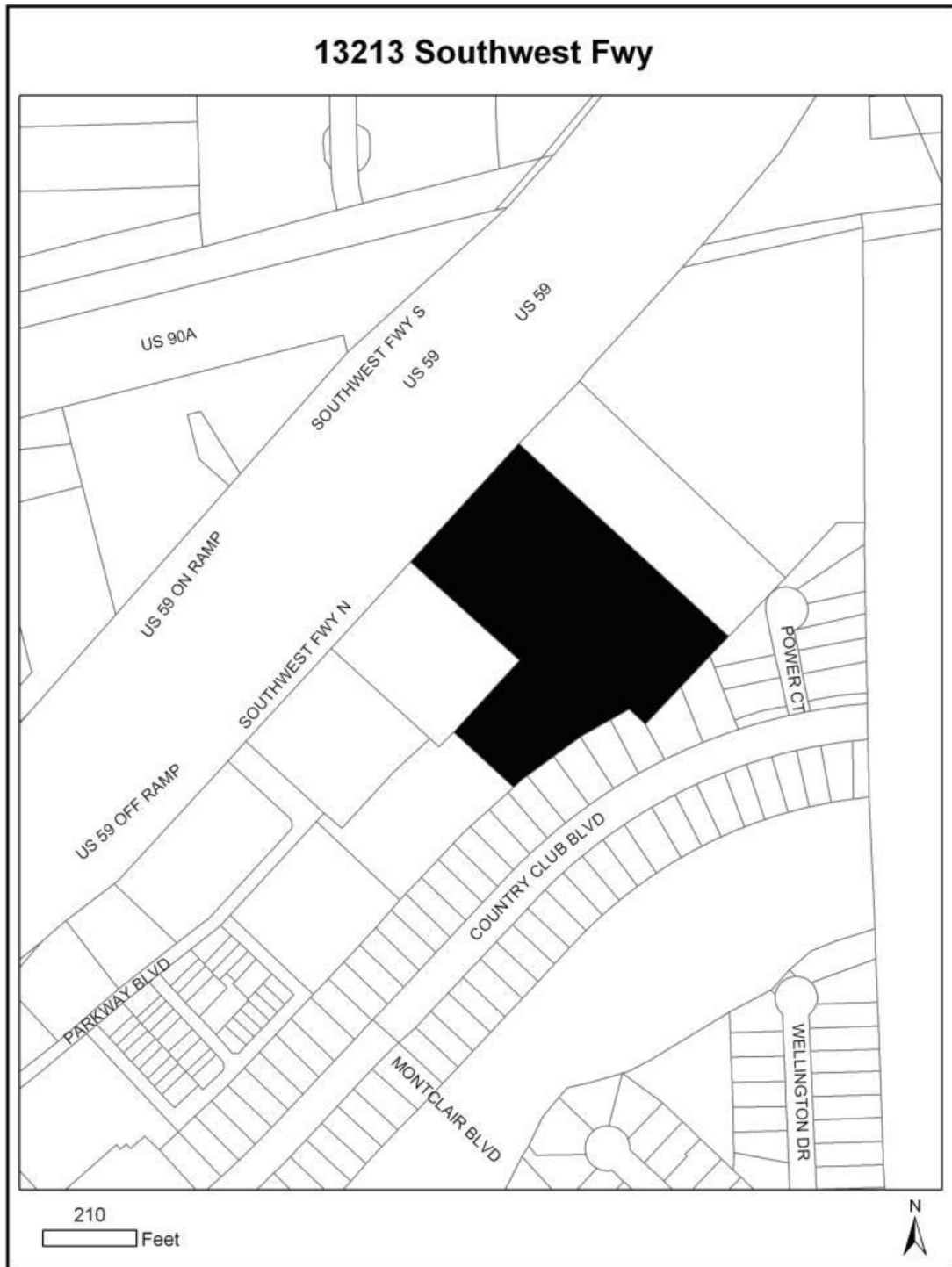
Parking: The Sugar Creek Baptist Church campus currently has 760 parking spaces. When taking all uses, which include the church, daycare, and both schools, a total of 408 parking spaces are required per Ch. 2, Art II, Sec. 2-215 of Sugar Land's Development Code. This leaves 352 extra spaces.

Points for Consideration:

(Recommended as conditions for approval)

- **The applicant has indicated that all athletic activities be conducted indoors**
- **The applicant has indicated that the school enrollment maximum will be 300**
- **The applicant has submitted a final circulation plan for all uses at the campus to follow**
- **Construction at the campus is anticipated to be completed by August 1, 2008**

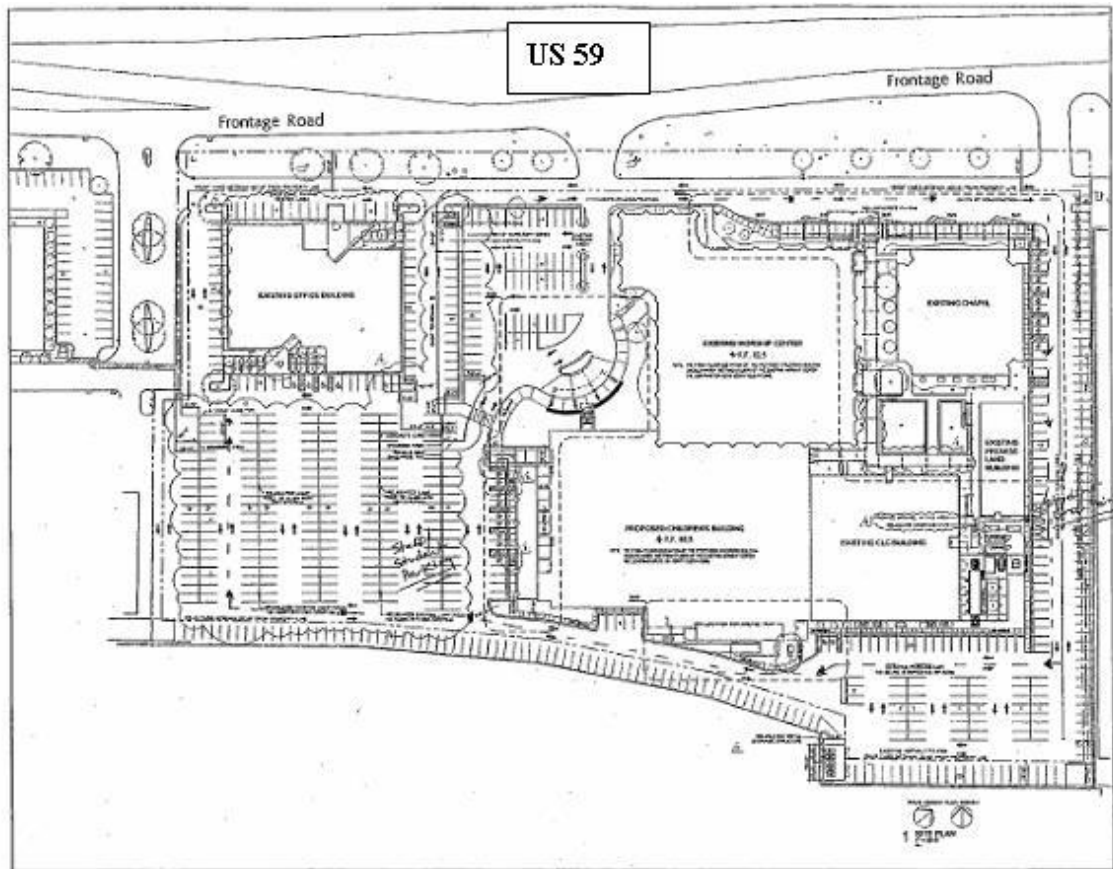
Vicinity Map:



Aerial Image of Site:



Site Plan: Sugar Creek Baptist Church Campus



****Logos School to utilize buildings toward rear of campus**

Application:



FOR OFFICE USE
Accounting Code: ZC

PLANNING DEPARTMENT CONDITIONAL USE PERMIT OR REZONING APPLICATION

Please type or print the following information & Return your submittal to the Planning Department, City Hall, 2700 Town Center Blvd. North, Sugar Land, TX 77479, Attention: Development Review Coordinator

Applicant

Contact Rick Goolsby, Logos Preparatory Academy
Address 4526 Jamaica Dr. Sugar Land, TX 77479
Phone 281-313-1245 Fax 281-934-9004
Email rickgoolsby@bbsflooring.com Work Phone: 713-934-9000

Owner

Contact Jana Reniker, Sugar Creek Baptist Church
Address 13213 Southwest Freeway, Sugar Land, TX 77478
Phone 281-274-7440 Fax 281-242-0320
Email jreniker@sugarcreek.net
Property Legal Description 11.725 Acres out of William Stettin 1-1/2 League, A-B9 Fort B
See Attached. County, TX

Lot _____ Block _____ Subdivision _____

Current Zoning District B-2 General Business Proposed Zoning District, if applicable _____

If this is a CUP application: ☐ new building ☒ existing building

Proposed Use (CUP only) _____

This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT and the undersigned is authorized to make this application. This application expires six months from the date stamped as received by the Planning Department if no action has been taken by the Planning and Zoning Commission on this request.

X A.C. Cook 3/10/08
Signature of Applicant Date

Submittal Requirements (Submittal Deadline is Monday at 3:00 p.m.):

- ☐ Three (3) copies of the completed application
- ☐ Check for \$1,000.00 (non-refundable)
- ☐ Metes and bounds of the site or county slide number of plat, if recorded
- ☐ Two (2) 24" x 36" blue-line copies and two (2) 11" x 17" copies of the CUP layout plan or the property to be rezoned, including a vicinity map and north arrow on each copy
- ☐ Two (2) copies of a letter stating the applicant's request and addressing issues relating to a CUP including traffic circulation, parking, plan of operation, and other pertinent information
- ☐ Names and mailing addresses of all property owners and tenants within 200 feet of site, including owner and applicant

Correspondence:



P.O. Box 16104, Sugar Land, TX 77496
www.LogosPrep.com

June 27, 2008

Mr. Harold Ellis
City Planner, City of Sugar Land
2700 Town Center Blvd., North
Sugar Land, Texas 77479

Re: Additional Follow-up Information for Conditional Use Permit

Dear Mr. Ellis:

Thanks again for your efforts on our behalf in securing our Conditional Use Permit. I believe the attached revised site circulation plan will serve to address the concerns of the Planning & Zoning Commission (P&Z) with respect to student safety and will eliminate the possibility of traffic stacking onto adjacent streets.

After our June 26 P&Z meeting I met with Gaye Thompson of the Sugar Creek Mother's Day Out (MDO) program to discuss some of the concerns expressed by the P&Z Commission. We came up with a plan that we believe will be easy to implement and acceptable to the P&Z.

To reiterate some of the relevant points:

Fort Bend Baptist Academy Middle School

- Parking for Parents, Faculty & Staff is located around the West Campus Bldg.
- Enrollment: Approximately 250 students, grades 6 to 8
- Circulation: Drop-off from 7:30 to 8:00am and Pickup from 2:00pm to 3:00pm Mon to Fri

There doesn't appear to be any conflict with traffic circulation, student safety, or parking due to the distance between classroom buildings, nor was there any concern expressed by the P&Z. Drop-off for FBBA will be complete by the time Logos parents arrive to drop-off their children.

SCBC Mother's Day Out (MDO) Program

- Enrollment: Approx. 250 students total
- Circulation: Drop-off from 8:30-9:00am and Pickup from 2:00-2:30pm Mon to Fri

The revised circulation plan provides for 89 parking spaces that will be designated for MDO parents to park and escort their children into the CLC classroom building without having to cross the path of circulating traffic, or back into the path of circulating traffic when they leave. It also designates parking for MDO staff at the Eastern most parking area adjacent to Bill Heard Chevrolet.

Correspondence (Con't):



P.O. Box 16104, Sugar Land, TX 77496
www.LogosPrep.com

Logos Preparatory Academy

Enrollment: 280 students total, grades 1 to 12, with approx. 50% on campus at any one time
Because of the University Model School schedule

Circulation: Drop-off from 8:00 to 8:30am and Pickup from 2:00pm to 4:00pm Mon to Fri

The revised circulation plan provides for approximately 90 cars (1car to 20') in the pickup and drop-off queue. Parents for both Logos and MDO will enter the queue at the same point. MDO parents will be instructed to park in drop-off lot #1 (29 spaces) if spaces are available. If space is not available, MDO parents will proceed to lot #2 (60 spaces) to park and escort their children.

Traffic cones will be employed to designate the boundaries for traffic flow. Stop signs will be placed at the parking lot intersection where entering and leaving traffic meet (SW corner of new children's building) and at the NE corner of the Chapel building MDO #1 parking. Logos will have personnel stationed at the drop-off station. Should there ever be a need to stack more than 90 cars in the circulation queue, there is room for another 45 cars to stack between the Logos drop-off point and the intersection where cars could potentially re-enter the drop-off queue.

Again, there is no overlap in the times for drop-off for the 3 schools. Pick-up times for Logos are staggered throughout the school day for part-time students, but Logos students taking a full load of classes will typically be picked-up after 3pm.

We believe these revisions to the circulation plan will address the safety and stacking on to adjacent street concerns expressed by the P&Z. Let me know if you have any suggestions or concerns with this revised plan.

Thanks again for your help.

Sincerely,

Rick Goolsby
Board of Directors, Vice President
Logos Preparatory Academy

Cc. Jay Reniker, Director of Facilities, Sugar Creek Baptist Church
Aaron Weast, Administrator, Logos Preparatory Academy